

TRUSTEE SALE

Of valuable improved Real Estate containing newly constructed 6 room traditional rambler of brick and frame construction with aluminum siding, 3 bedrooms, living room, dining room, large kitchen, 25'x25' family room, full basement and 2 full baths on a corner lot at the corner of Lynn Burke Road and Sire Drive in New Market View Subdivision located East of New Market off of Rt. 40.

Direction to site: Take Rt. 40 east to Rt. 75, south to Rt. 80, then on Rt. 80 to Lynn Burke Road.

Under and by virtue of the power and authority contained in a certain deed of Trust dated September 5, 1973, and recorded in Liber 922, folio 366, one of the Land Records of Frederick County, Maryland, from Kal Brackett, Inc., a Maryland Corporation, et al, to Robert E. Gearinger and C. Monroe Keeney, Trustees, the said Robert E. Gearinger and C. Monroe Keeney having been substituted for by Seymour B. Stern pursuant to a document entitled "Appointment of Substitute Trustee" dated August 6, 1975 and recorded in Liber 968, folio 618, among the Land Records of Frederick County, Maryland, and at the request of the parties secured thereby, default having occurred under the terms thereof, the undersigned Seymour B. Stern, Substitute Trustee, will on:

MONDAY, SEPTEMBER 22, 1975

offer for sale at 11:00 A.M. at public auction at the Court House of the Circuit Court for Frederick County, Maryland in Frederick, Maryland, the following described improved real estate.

Lot#14, Section 2 of New Market View Subdivision as shown on a plat recorded in Plat Book 4, page 86, one of the Plat Records of Frederick County, Maryland.

Improvements require installation of electric forced air furnace, ducts for air conditioner, well drilled, installation of septic system, floor coverings and light fixtures and other minor appointments.

TERMS OF SALE: Deposit of ten (10) per cent of purchase price in cash or check acceptable to trustee will be required at the time of sale. Balance to be paid five (5) days after the final ratification by the Circuit Court for Frederick County, Maryland, with interest at the rate of 8% per annum from the day of sale until the time of payment; otherwise, the deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser.

Adjustment of all taxes and all other public charges and assessments shall be made as of the date of sale and thereafter assumed by the purchaser.

Title examination, conveyancing, recording fees, State revenue stamps, State and County transfer taxes and all other costs incident to the settlement, are to be paid by the purchaser.

Property is being sold subject to U.S. Government right of redemption under Section 7425 (d), Title 26 of US Code; application for waiver of said right of redemption having been made.

SEYMOUR B. STERN
Substitute Trustee

RUSSELL T. HORMAN

Solicitor for Trustee

WEINBERG, MICHEL & STERN

10 West College Terrace

Frederick, Maryland 21701

662-1113

J. G. TROUT AUCTION & REALTY, INC.

15 North Court Street

Frederick, Maryland

662-6231

ACKNOWLEDGEMENT OF PURCHASE

I (~~we~~) do hereby acknowledge that

I (~~we~~) have purchased the real estate described in the advertisement attached

hereto, at and for the sum of Fifty -
three thousand and no

Dollars (\$53,000.00), the sum of Five
thousand three hundred

Dollars (\$5,300.00) having been paid

this date, and the balance of Forty -
seven thousand seven hundred

Dollars (\$47,700.00) being due and payable at the time of final settlement,

and I (~~we~~) do further covenant and

agree that I (~~we~~) will comply with the

terms of sale as expressed in the advertisement attached hereto.

WITNESS my (~~our~~) hand(s) and seal(s)

this 22 day of September, 1975.

Dim. O. Scalletti (SEAL)
D. NO. O. SCALETTI

(SEAL)

PURCHASER(S)

WITNESS:

Russell T. Horman
RUSSELL T. HORMAN

James G. Trout
JAMES G. TROUT
Auctioneer

Filed September 24, 1975